



14

Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: NATHAN WILLIAMS, AICP, SENIOR PLANNER *NW*
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER AICP, PRINCIPAL PLANNER *cl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JUNE 6, 2018

SUBJECT: DR17-1200, CITY GATE APARTMENTS

STRATEGIC INITIATIVE: Community Livability

Allow for the subject property to develop as an integrated mixed use development, incorporating a permanent residential component and adding more density and an urban feel to the commercial center.

RECOMMENDED MOTION

Move to continue DR17-1200, City Gate Apartments, to the July 11 2018.

APPLICANT/OWNER

Company: Brennan Ray
Name: Burch & Cracchiolo
Address: 702 E. Osborn Rd. Ste 200
Phoenix, AZ 85014
Phone: 602-234-8794
Email: bray@bcattorneys.com

Company: AZ Baseside LLC
c/o Barclays Group
Address: 2390 E. Camelback Rd, Ste 200
Phoenix, AZ 85014
Phone: 602-224-4151
Email: cfincham@barclaygroup.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 2, 2009</i>	Town Council adopted Ordinance No. 2230 in annexation A09-01: the southeast corner of Higley and Baseline Roads
<i>November 3, 2011</i>	Resolution No. 3099 approving certain street improvements to Higley and Baseline Intersection (Capital Improvements Project CIP No. ST146) and assessment of costs
<i>September 5, 2013</i>	Town Council approved Resolution No. 3189, a development agreement for reimbursement by Developer to the Town of certain roadway improvements at the southeast corner of Higley and Baseline Roads
<i>February 13, 2014</i>	Town Council approved Ordinance No. 2475 rezoning 61.34 acres at the southeast corner of Higley and Baseline Roads from Maricopa County Rural-43 (RU-43) to Town of Gilbert Regional Commercial (RC) zoning district.
<i>November 5, 2014</i>	Planning Commission approved S14-07, Preliminary Plat and Streetscape Plan for approximately 61 acres consisting of 20 commercial lots, generally located at the southeast corner of Higley and Baseline Roads and zoned Regional Commercial (RC)
<i>February 19, 2015</i>	Town Council approved Resolution No. 3781, a development agreement with AZ Baseside LLC, related to the Development of Certain Property
<i>December 7, 2016</i>	The Planning Commission/ DRB approved DR16-33 for the City Gate Marketplace directly to the north of the proposed 10 acre City Gate Apartments (DR17-1200) subject site and a portion of the overall City Gate commercial development.
<i>February 7, 2018</i>	The Planning Commission/ DRB reviewed UP17-1045 and DR17-1200 as a study session item.
<i>April 4, 2018</i>	Planning Commission denied UP17-1045; the applicant later appealed this denial under AP18-01.
<i>April 4, 2018</i>	The Planning Commission continued DR17-1200 until a future date certain contingent upon an appeal of the denial of UP17-1045.
<i>May 17, 2018</i>	The Town Council approved AP18-01 (4-3), the appeal of the denial of UP17-1045; allowing for the 249-unit multi-family residential apartment use for the City Gate apartments, in the Regional Commercial (RC) PAD zoning district.

Overview

The proposed City Gate Apartments are located at the southeast corner of Higley Road and Michelle Way. In conjunction with a Conditional Use Permit, the Design Review would allow a 249 unit multi-family residential apartment use in the Regional Commercial (RC) zoning district. The proposed project consists of a 10-acre portion of the overall City Gate commercial development, zoned Regional Commercial (RC) with a PAD overlay. All streets are private with

access easements. The subject site is currently undeveloped. The Town has requested a continuance of the project in order for a Reconsideration of the appeal AP18-01 by the Town Council.

STAFF RECOMMENDATION

Move to continue DR17-1200, City Gate Apartments, to the July 11 2018.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'N. Williams', is positioned above the printed name.

Nathan Williams, AICP
Senior Planner

Attachments:

- 1) Notice of Public Hearing

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, June 6, 2018* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

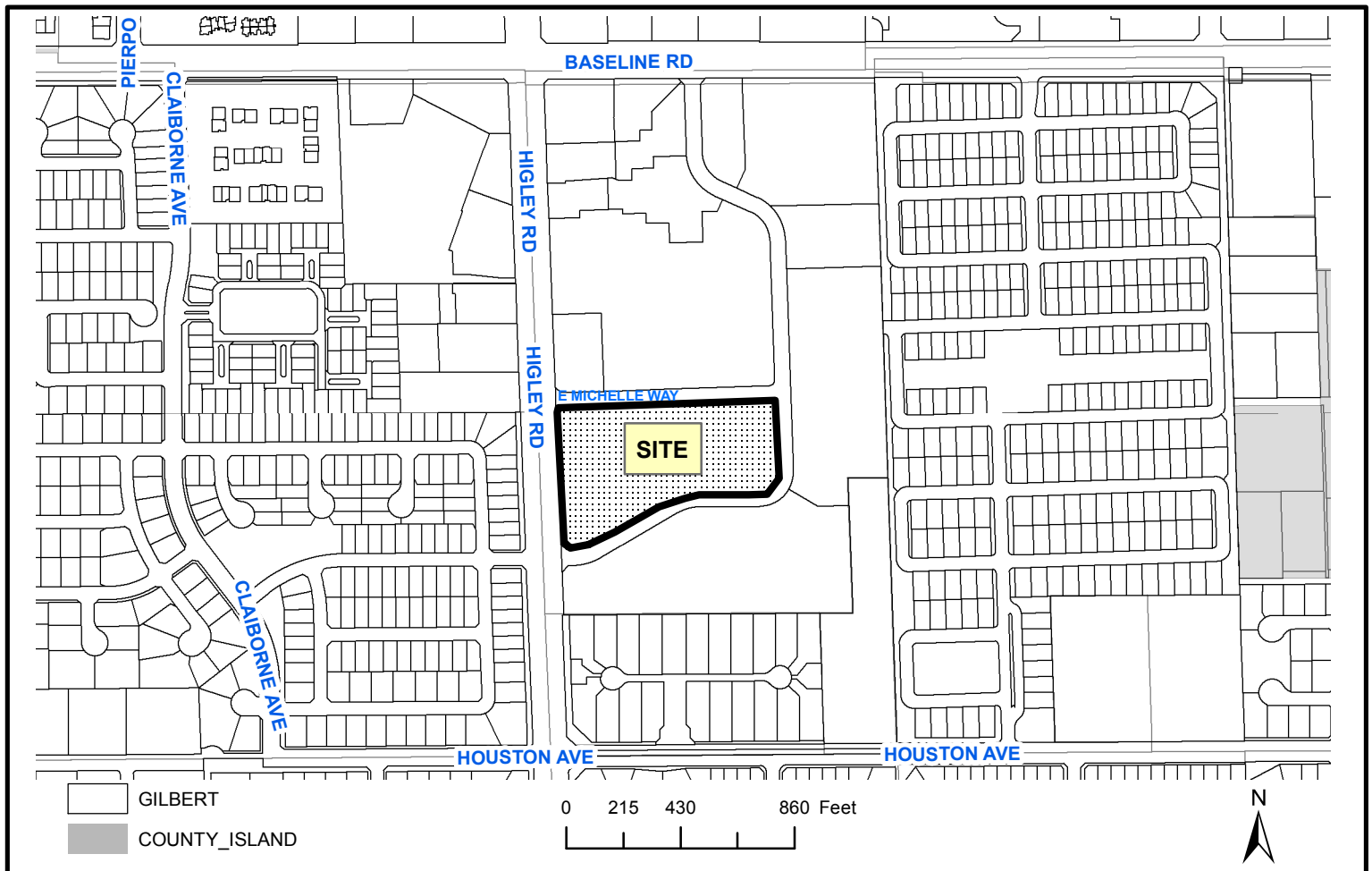
*** Call Planning Department to verify date and time:
(480) 503-6805**

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

REQUESTED ACTION:

DR17-1200, City Gate Apartments: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 10 acres, for a 249 unit multi-family residential community, generally located at the southeast corner of Higley Road and Michelle Way, and zoned Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay.

SITE LOCATION:



**APPLICANT: Burch & Cracchiolo
CONTACT: Brennan Ray
ADDRESS: 702 E. Osborn Rd, Ste. 200
Phoenix, AZ 85014**

**TELEPHONE: (602) 234-8794
E-MAIL: bray@bcattorneys.com**